

\$705,400

BK: 2026 PG: 1677
Recorded: 6/10/2026 at 8:29:08.0 AM
Pages 4
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$45.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Prepared By and Return To:

Kathleen W. Bilderback
Sandberg Phoenix & von Gontard P.C.
120 S Central Avenue, Suite 700
Clayton, Missouri 63105
(314) 425-6933
kbilderback@sandbergphoenix.com

Name and Address of Taxpayer:

Patricia Ann Corkrean Revocable Trust
c/o Maureen Eveler
533 Beaucaire Drive
St. Louis, MO 63122

Title of Document: General Warranty Deed

Date of Document: June 4, 2026

Grantor(s): Susan Case and Patricia Ann Corkrean, as Trustees, or their successors in interest, of the Trust C/U The Last Will and Testament of John Joseph Corkrean, Deceased

Grantor's Address: 533 Beaucaire Drive, St. Louis, MO 63122

Grantee: Patricia Ann Corkrean and John J. Corkrean, Jr., as Co-Trustees, or their successors in interest, of the Patricia Ann Corkrean Revocable Trust dated August 23, 2016, and any amendments thereto

Grantee's Address: 533 Beaucaire Drive, St. Louis, MO 63122

Legal Description: See Exhibit A

GENERAL WARRANTY DEED

This General Warranty Deed, made and entered into this 4th day of June, 2026, by and between

Susan Case and Patricia Ann Corkrean, as Trustees, or their successors in interest, of the Trust C/U The Last Will and Testament of John Joseph Corkrean, Deceased ("Grantor"), of the County of St. Louis, State of Missouri,

and

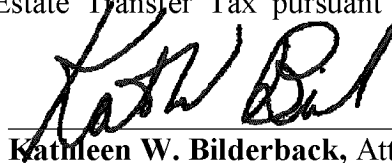
Patricia Ann Corkrean and John J. Corkrean, Jr., as Co-Trustees, or their successors in interest, of the Patricia Ann Corkrean Revocable Trust dated August 23, 2016, and any amendments thereto ("Grantee"), of the County of St. Louis, State of Missouri.

Witnesseth, that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto Grantee the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

See Exhibit A.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to Grantee's successors and assigns forever. The Grantor hereby covenanting that Grantor and Grantor's successors and assigns, shall and will Warrant and Defend the title to the premises unto the Grantee, and to Grantee's successors and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2026 and thereafter, and the special taxes becoming a lien after the date of this deed.

This transfer is exempt from Iowa Real Estate Transfer Tax pursuant to Iowa Code Section 428A.2, subsection 22.



Kathleen W. Bilderback, Attorney

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the Co-Trustees by the terms of the trust agreement above mentioned, as such, the Co-Trustees are not individually liable pursuant to the terms of the trust agreement.

[Remainder of Page Left Intentionally Blank. Signature Page Follows]

In Witness Whereof, Grantor executes this General Warranty Deed on the day and year first above written.

Susan Case

Susan Case, Trustee of The Trust C/U the Last Will and Testament of John Joseph Corkrean, Deceased

Patricia Ann Corkrean

Patricia Ann Corkrean, Trustee of The Trust C/U the Last Will and Testament of John Joseph Corkrean, Deceased

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 4th day of June, 2026 before me personally, appeared **Susan Case and Patricia Ann Corkrean, as Trustees, or their successors in interest, of the Trust C/U The Last Will and Testament of John Joseph Corkrean, Deceased**, as Grantor, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed in the capacity for the purposes set forth therein

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office the day and year last above written.

Lauren Yaekel
Notary Public Signature

Lauren Yaekel
Notary Public Printed Name

[SEAL]

My commission expires: 6/20/2028

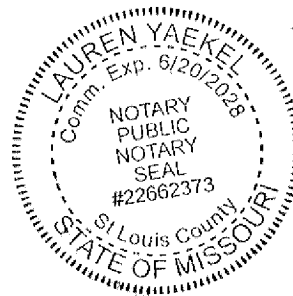


EXHIBIT A

Legal Description

An undivided one-half interest in and to:

The West One-half ($W \frac{1}{2}$) of the Southwest Quarter $SW \frac{1}{4}$) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth P.M., EXCEPT Commencing at the Northwest Corner of the Southwest Quarter ($SW \frac{1}{4}$) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North $84^{\circ}24'$ East 700.9 feet along the North line of said Southwest Quarter ($SW \frac{1}{4}$), thence South $3^{\circ}48'$ East 135.5 feet; thence South $84^{\circ}24'$ West 588 feet to the West line of said Southwest Quarter ($SW \frac{1}{4}$), thence North 333 feet to the Point of Beginning, containing 4.9956 acres, including 0.5309 acres of County Road right-of-way.

AND

Southeast Quarter ($1/4$) of the Southwest Quarter ($SW \frac{1}{4}$) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa and the Northwest Quarter ($NW \frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, EXCEPT Commencing at the Southeast Corner of the Northwest Quarter ($NW \frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence West 1029.8 feet; thence North 55.0 feet to the point of beginning; thence $N 6^{\circ}29' E$ 560.5 feet; thence $N 90^{\circ}00' E$ 385.00 feet; thence $S. 6^{\circ}29' W$ 555.0 feet; thence Southwesterly 89.5 feet along a 763.51 foot radius curve concave Northwesterly and having a central angle of $6^{\circ}43'$; thence $S 0^{\circ}00' W$ 96.0 feet to the point of beginning, containing 4.9614 acres. The South line of the Northwest Quarter ($NW \frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) was assumed to bear due East and West, all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter ($SE \frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M.

Subject to: easements, liens, and any other encumbrances of record, if any